

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION

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December 21, 2004

FROM: MICHAEL E. HAYS, DIRECTOR
LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION

SUBJECT: GENERAL PLAN AMENDMENT AND APPROVAL OF A CONDITIONAL USE
PERMIT; APPLICANT: FOUAD BOULUS; APN: 0232-011-21; COMMUNITY:
FONTANA

RECOMMENDATION:

1. **CONDUCT** a public hearing on TUESDAY, December 21, 2004, at 10:00 AM to consider a **DECLARATION OF AN INTENT** to:
 - a) **ADOPT** the Negative Declaration;
 - b) **ADOPT** a General Plan Amendment to amend the land use district map from Multiple Residential, one unit per each 7,000 sq. ft. (7mRM) to General Commercial (CG) on .46 acres; Applicant: Fouad Boulus; APN: 0232-011-21; Community: Fontana;
 - c) **APPROVE** a Conditional Use Permit to establish an auto dealership, auto sales lot, show room with two (2) proposed buildings including a 2-bay, 4,200 sq. ft. repair building with auto detailing, a 1,750 sq. ft. dealership sales office, and 6,157 sq. ft. of outdoor display on .91 acres;
 - d) **ADOPT** the Findings as recommended by the Planning Commission;
 - e) **FILE** a Notice of Determination;
2. **CONTINUE** for Final Adoption with the Third Cycle General Plan Amendments.

BACKGROUND INFORMATION: On November 18, 2004, the Planning Commission conducted a public hearing to consider a General Plan Amendment (GPA) from Multiple Residential, one dwelling per 7,000 square feet of land (7M-RM) to General Commercial (CG) on .46 acres, and a Conditional Use Permit to establish an automobile dealership facility on .91 acres along Foothill Boulevard (Historic U.S. Route #66) within the sphere of Influence of the City of Fontana. The Planning Commission unanimously recommended this project to the Board of Supervisors for approval subject to the proposed conditions of approval.

The site is located on the south side of Foothill Boulevard, approximately 450 feet west of Beech Avenue. It is currently an undeveloped vacant lot. The project is an in-fill development that will be served by existing public services and by the extension of nearby utilities. Fontana Water Company will provide the water service and waste disposal will be by means of an individual subsurface septic system.

The project site is within the City of Fontana's Sphere of Influence. The City has pre-zoned the area General Commercial (C-2), but indicated that the project had to be redesigned to their design standards, including additional landscaping, greater setbacks, higher walls, wider driveway openings and road improvements (this section of Foothill Boulevard is now within the jurisdiction of the City of Fontana). The applicant provided a revised site plan that incorporated the requirements and design refinements that the City staff recommended.

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There were no objections to the project at the Planning Commission hearing and there were no written property-owner objections. Discussion at the hearing concerned the type of landscaping proposed and the feasibility of water conservation for the auto washing and plantings. The developer has accomplished this at other commercial locations, and staff will use this as one of the criteria in reviewing the landscaping and irrigation plans to be submitted later.

An independent Initial Study in compliance with the California Environmental Quality Act (CEQA) has been completed for the project that determined the proposal will not have any adverse impacts after implementation of appropriate Conditions of Approval. Therefore, a Negative Declaration is recommended.

REVIEW AND APPROVAL BY OTHERS: This item has been reviewed and approved by Deputy County Counsel Robin Cochran, 387-8957 on December 6, 2004, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III, 387-5346 on December 10, 2004. The Planning Commission hearing for this item was conducted on November 18, 2004.

FINANCIAL IMPACT: There are no financial impacts associated with this item.

SUPERVISORIAL DISTRICT: 2nd

PRESENTER: Michael E. Hays, Director, Land Use Services Department - 387-4141

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